YUKON BUREAU OF STATISTICS

Yukon Rent Survey

September 2012

Highlights

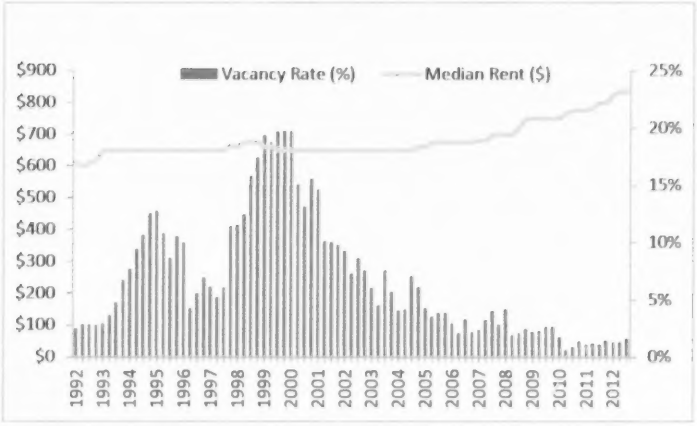
- Yukon's September 2012 median rent of $825 is the highest on record for the second consecutive month.
- Whitehorse median rents were again highest in Porter Creek and Riverdale, at $900/month.
- Median rents are still highest in Town/Row Housing, at $1,050/month.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with minor changes in survey design.

The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units, Prior to 2012, buildings with less than four units were excluded from the survey. While the added 3 unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers. Additionally, in the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the total number of units in the survey by about 20%.

Whitehorse Median Rent and Vacancy Rate, Sept 1992 to Sept 2012



Whitehorse Rent Summary, September 2012

Number of apartments in survey	1,009
Number of apartments vacant	16
Vacancy rate for all units	1.6%
Median rent for all units	$835

- The median rent in Whitehorse in September 1992 was $610. Rents stayed relatively stable for the next 15 years, not reaching $700 until the fall of 2007.
- Whitehorse's September 2012 median rent of $835 is the highest on record for the second consecutive quarter, and 4.4% above the September 2011 figure of $800.

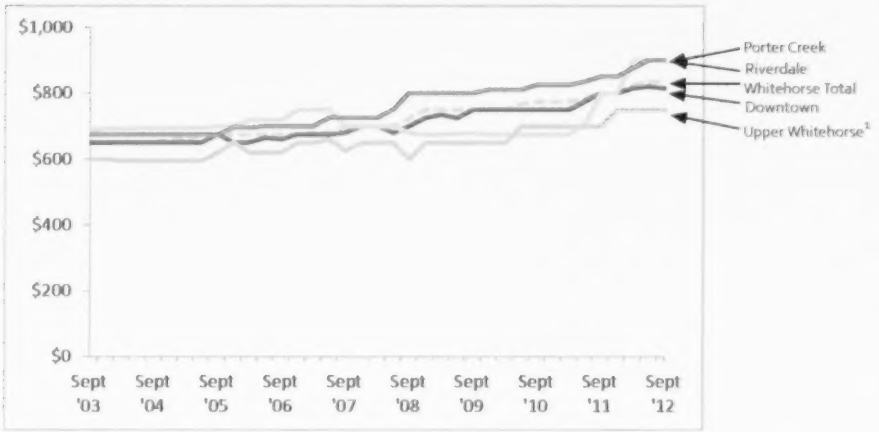
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **Census 2006 Housing and Shelter** - includes information on housing tenure (owned/rented/band housing) across Yukon as well as condition of dwelling. http://www.eco.gov.yk.ca/stats/pdf/2006_housing_and_shelter_costs.pdf
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rents by Neighbourhood

- Median rents in Whitehorse have increased by 28.5% in the past ten years, rising to $835 from $650 in September 2003.
- Historically, Riverdale median rents have been the highest in Whitehorse. In March 2012, Porter Creek median rents surpassed Riverdale rents; however, rents were equal at $900 in both June and September.
- At the other end, in the last decade rents in Upper Whitehorse[1] have stayed at or near the bottom end of the scale. The September 2012 median rent of $750 in Upper Whitehorse[1] was 10.2% lower than the Whitehorse Total median rent.

Median Rent by Whitehorse Subdivision, Sept '03 to Sept '12



Median Rent, Total Units and Vacancy Rate by Apartment Size and Location, September 2012

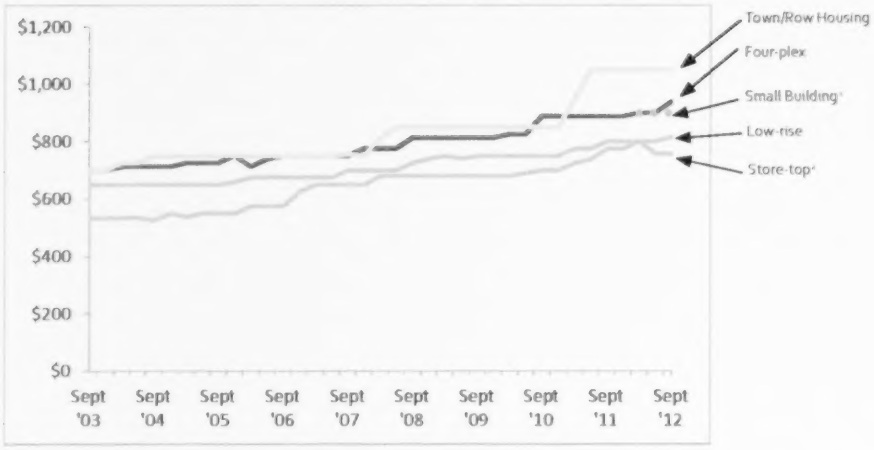
	Whitehorse	Whitehorse						
	Whitehorse Total	Downtown	Porter Creek	Riverdale	Upper Whitehorse[1]	Watson Lake	Dawson City[2]	Yukon Total
Median Rent								
All	$835	$815	$900	$900	$750	$775	$700	$825
Bachelor	$680	$675	$750	$838†	$750	$675†	$600	$675
1-Bedroom	$850	$850	$850	$900	$700	$638	$700	$850
2-Bedroom	$850	$850	$1,300	$825	$930	$875	$600†	$853
3+Bedroom	$1,050	$1,150	$1,100	$1,050	$1,600	$1,200†	$650†	$1,050
Total Units								
All	1,009	408	47	411	143	41	15	1,065
Bachelor	145	87	5	4	49	3	6	154
1-Bedroom	353	213	24	82	34	12	7	372
2-Bedroom	434	97	9	273	55	23	1	458
3+Bedroom	77	11	9	52	5	3	1	81
Vacancies								
All	16	3	0	11	2	5	0	21
Bachelor	3	2	0	0	1	1	0	4
1-Bedroom	5	1	0	4	0	1	0	6
2-Bedroom	8	0	0	7	1	3	0	11
3+Bedroom	0	0	0	0	0	0	0	0
Vacancy Rate								
All	1.6%	0.7%	0.0%	2.7%	1.4%	12.2%	0.0%	2.0%
Bachelor	2.1%	2.3%	0.0%	0.0%	2.0%	33.3%	0.0%	2.6%
1-Bedroom	1.4%	0.5%	0.0%	4.9%	0.0%	8.3%	0.0%	1.6%
2-Bedroom	1.8%	0.0%	0.0%	2.6%	1.8%	13.0%	0.0%	2.4%
3+Bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

[1] Upper Whitehorse includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of buildings in these subdivisions.
[2] Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.
† Use caution when analyzing data due to a small number of rental units within the category.

Rents by Building Type

- There are, by far, more rental units in low-rise apartment buildings than in any other type of building in the Yukon Rent Survey.
- *Note: Small Buildings[1] were added to the Yukon Rent Survey scope as of the first quarter of 2012.* In the third quarter of 2012, median rents of units in small buildings with 3+ bedrooms continued to be highest-priced ($1,388) of any building/size category, although lower compared to the previous quarter ($1,450). This third quarter rent was 32.2% higher than the total Yukon median for 3+ bedroom units ($1,050).
- In the past ten years, comparing September 2003 to September 2012, the median rent in Yukon has risen 50.0% in town/row housing, 41.4% for store-top units 33.9% for four-plexes and 25.4% for low-rise units.

Yukon Median Rent by Building Type, Sept '03 to Sept '12



- Within units surveyed by the Yukon Rent Survey, there were very few vacancies outside of low-rise apartment buildings in September 2012.

Median Rent, Total Units and Vacancy Rate by Apartment Size and Building Type, September 2012

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
Median Rent						
All	$825	$900	$938	$815	$757	$1,050
Bachelor	$675	$788	$513†	$675	$680	..
1-Bedroom	$850	$850	$775	$850	$850	$650
2-Bedroom	$853	$950	$1,100	$825	$975	$950
3+Bedroom	$1,050	$1,388	$975	$1,000	$1,175†	$1,050
Total Units						
All	1,065	57	40	809	76	83
Bachelor	154	6	2	114	32	..
1-Bedroom	372	21	14	306	25	6
2-Bedroom	458	18	15	381	17	27
3+Bedroom	81	12	9	8	2	50
Vacancies						
All	21	0	3	16	1	1
Bachelor	4	0	0	3	1	..
1-Bedroom	6	0	1	5	0	0
2-Bedroom	11	0	2	8	0	1
3+Bedroom	0	0	0	0	0	0
Vacancy Rate						
All	2.0%	0.0%	7.5%	2.0%	1.3%	1.2%
Bachelor	2.6%	0.0%	0.0%	2.6%	3.1%	..
1-Bedroom	1.6%	0.0%	7.1%	1.6%	0.0%	0.0%
2-Bedroom	2.4%	0.0%	13.3%	2.1%	0.0%	3.7%
3+Bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

.. = not applicable
[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
† Use caution when analyzing data due to a small number of rental units within the category.

Median Rent and Total Units by Apartment Size and Decade of Construction, September 2012

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Unknown Year	All Years
Median Rent								
All	$750	$900	$850	$900	$990	$900	$750	$825
Bachelor	$650	$680	$710	..	$925†	$825†	$675	$675
1-Bedroom	$850	$900	$850	$800	$823	$900	$750	$850
2-Bedroom	$1,000	$950	$800	$900	$825	$1,100†	$800	$853
3+Bedroom	$1,375†	$1,200	$1,050	..	$1,300	$1,600	$963	$1,050
Total Units								
All	107	225	414	49	57	35	178	1,065
Bachelor	61	18	10	..	2	1	62	154
1-Bedroom	37	102	102	20	10	28	73	372
2-Bedroom	7	96	263	29	25	1	37	458
3+Bedroom	2	9	39	..	20	5	6	81

.. = not applicable
†Use caution when analyzing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices

In addition to rent prices, the Yukon Rent Survey also asks whether utilities (e.g. heat, electricity, water* and/or parking) are included in the rent price.

The table below shows the number of apartments by type of building which include utilities.

While 85.3% of rental units surveyed included parking, only 57.5% included heat; 33.6% included electricity.

Store-top units were most likely to include heat, while small building units were most likely to include electricity.

Town/row housing units were least likely to include either.

Bachelor and 1-bedroom apartments were more likely to include heat and electricty than 2- and 3+ bedroom apartments.

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/row housing
	number of units with utility cost included in rent					
Heat	612	39	28	469	60	16
Electricity	358	27	16	265	34	16
Parking	908	51	40	673	61	83
All Units	1,065	57	40	809	76	83

* Although the rent survey does ask whether water is included in the rent price, it has typically been found to be included; therefore, water is not included in the above table.
[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.

Yukon
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